



DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING
ANDOVER TOWN OFFICES, 36 BARTLET STREET
ANDOVER, MA 01810
<http://www.andoverma.gov/cdp>

**ZONING BOARD OF APPEALS
VIRTUAL MEETING AGENDA**

Thursday, August 6, 2020 at 6:30 P.M.

Broadcast by:

**Andover TV, Comcast Channel 22, Verizon Channel 45
or stream online at: www.andovertv.org**

RECEIVED
TOWN CLERK'S OFFICE
2020 AUG -3 PM 2:44
TOWN OF ANDOVER, MASS

6:30 WITHDRAWAL WITHOUT PREJUDICE

1. 44 Cutler Road – Kilgallen – Z-20-89
Variance from Art. VIII, §4.2.4 to construct a swimming pool that will not meet the minimum side yard depth requirement.

CONTINUED DELIBERATIONS

2. 13 Dufton Rd - McGee – Z-20-79
Special permit under Art. VIII, §3.3.5 &/or for a variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum front or rear yard depth requirements.
3. 233 Lowell Street – Andover Animal Hospital – Z-20-86
Modifications of Decisions 321, 405, 689, 963, 1082, 1723, Z-16-59, Z-19-57 to allow the sale of the business to an unrelated party.

CONTINUED PUBLIC HEARINGS

4. 18 William Street - Arzeno – Z-20-83
Variance from Art. VIII, §7.9.4.4 requiring that the new lot have frontage on a public way as measured at the street line.
5. 18 William Street - Arzeno – Z-20-10
Variances from Art. VIII, §§4.1.2 &/or 7.9.4.3 Dimensional Special Permit for Historic Preservation under Art. VIII, §7.9 to subdivide a lot & to move the existing garage to a location that will not meet the minimum yard depth requirements.
6. 18 William Street - Arzeno – Z-20-25
Variances from Art. VIII, §4.1.2 4.2.2 for the continued existence of a non-conforming detached garage.

NEW PUBLIC HEARINGS

7. 9 Nollet Drive – Dykstra – Z-20-100
Special Permit under Art. VIII, §3.1.3.F.4 for a Family Dwelling Unit.
8. 1 Archer Lane - Flaherty – Z-20-102
Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct an attached garage that will not meet the minimum front yard depth requirement.

9. 172 Summer Street – Boisture / Hallal– Z-20-103

Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct an addition that will not meet the minimum side yard depth requirement.

10. 64 Maple Avenue – Sinacore Realty Trust– Z-20-104

Special Permit under Art. VIII, §3.3.5 &/or for a Variance from Art. VIII, §4.1.2 to construct front steps that will not meet the minimum front yard depth requirement.

11. 34 Linwood Street - Arabian– Z-20-107

Variance from Art. VIII, §4.2.2 to construct a deck that render an existing detached garage non-conforming as to side yard setback.

ACTION ITEMS

12. Approval of Minutes

DISCUSSION ITEMS

NEXT MEETING IS ON SEPTEMBER 3, 2020.

ADJOURNMENT

The above listing of matters are those reasonably anticipated by the Chair, which may be discussed at the meeting. Matters may be discussed out of order or may be deferred. View documents associated with this agenda: www.andoverma.gov/

Meetings are televised on Comcast Channel 22 and Verizon Channel 45 or may be viewed online at www.andovertv.org.

If any member of the public wishing to attend this meeting seeks special accommodations in accordance with the Americans with Disabilities Act, please contact the Town Manager's office at 978-623-8210 or manager@andoverma.gov.

Per changes to the Open Meeting Law effective 7/1/10: Notices & agendas are to be posted 48 hours in advance of the meeting excluding Saturdays, Sundays and legal holidays.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Andover Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public body and/or parties with a right and/or requirement to attend this meeting can be found on the Town website. For this meeting, members of the public who wish to watch the meeting may do so in the following manner:

Members of the public who wish to watch the meeting may do so in the following manner: Andover TV COMCAST CHANNEL 22 AND VERIZON CHANNEL 45.

Members of the public who wish to ask a question on particular agenda items during the meeting can do so by calling 978-623-8627 or by emailing zoning@andoverma.gov.

Residents are encouraged to email their questions ahead of the meeting, however, staff will be available to present the Board with questions received during the meeting. Please include your name and address with your question.

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting.